168.0	0008	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	640,900 /	640,900
					USE VALUE:	640,900 /	640,900
					ASSESSED:	640,900 /	640,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
252		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YIN SHUMEI
Owner 2:	
Owner 3:	
Street 1:	252 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DRISCOLL JOHN T--ETAL -
Owner 2:	DRISCOLL NANCY GILLIGAN -
Street 1:	252 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1913, having primarily Vinyl Exterior and 1180 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6535.000	209,700		431,200	640,900
Total Card	0.150	209,700		431,200	640,900
Total Parcel	0.150	209,700		431,200	640,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 543.04 | /Parcel: 543.04

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 111612

GIS Ref

GIS Ref

Insp Date 07/21/18

!13032!

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0008-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	209,700	0	6,535.	431,200	640,900		Year end	12/23/2021
2021	101	FV	203,200	0	6,535.	431,200	634,400		Year End Roll	12/10/2020
2020	101	FV	203,200	0	6,535.	431,200	634,400	634,400	Year End Roll	12/18/2019
2019	101	FV	181,300	0	6,535.	431,200	612,500	612,500	Year End Roll	1/3/2019
2018	101	FV	212,100	0	6,535.	363,500	575,600	575,600	Year End Roll	12/20/2017
2017	101	FV	212,100	0	6,535.	332,700	544,800	544,800	Year End Roll	1/3/2017
2016	101	FV	212,100	0	6,535.	283,400	495,500	495,500	Year End	1/4/2016
2015	101	FV	199,800	0	6,535.	246,400	446,200	446,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:01:30

LAST REV

Date	Time
11/27/18	14:23:33
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13032

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DRISCOLL JOHN T	68870-362		2/7/2017	Private	448,000	No	No	8	
	14803-15		11/1/1982		10	No	No		A

USER DEFINED

Prior Id # 1:	111612
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2018	1306	Insulate	2,905	C				
5/25/2017	622	Porch	1,000	C				
10/29/2009	1070	Manual	1,500					

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
4/12/2018	SQ Returned	EMK	Ellen K
11/10/2008	Meas/Inspect	336	PATRIOT
12/20/1999	Meas/Inspect	264	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6535		Sq. Ft.	Site		0	70.	0.94	7									431,234						431,200	

Total AC/HA:	0.15002	Total SF/SM:	6535	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	431,234	Spl Credit		Total:	431,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00979996
Adj $ / SQ:	177.220
Other Features:	56800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	303850
Depreciation:	94193
Depreciated Total:	209656

COMMENTS

PDAS. OF-BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

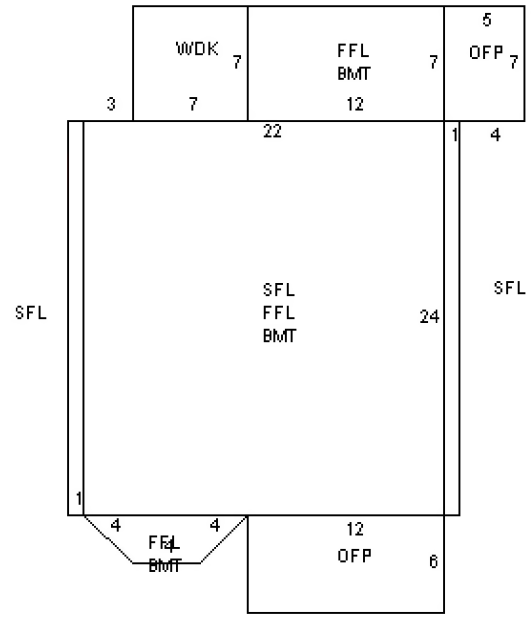
No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	177.22
Special Features:	0	Val/Su Net:	106.50
Final Total:	209700	Val/Su SzAd	177.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	633	53.170	33,654
FFL	First Floor	633	177.220	112,180
SFL	Second Floor	547	177.220	96,975
OFP	Open Porch	107	32.230	3,449
WDK	Deck	49	16.160	792

Net Sketched Area:	1,969		Total:		247,050
Size Ad	1180.2000	Gross Area	1998	FinArea	1180

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0008-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1975	0.00	T	35.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	